UNITED STATES ARMY
CORPS OF ENGINEERS

US Army Corps
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Headquarters

MILCON Transformation- Update

MT EXECUTION WORKSHOP

1-2 August 2006

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MT Standards & Criteria Team

Overview

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- MT S&C Team Responsibilities
- The Model RFP… Time, Cost, Quality?
- The Model RFP… What it does?
- The Model RFP… What it does NOT do?
- What happens after award?
- The Model RFP… Myths?
- Status of the Model RFP
- Pilots & Lessons Learned
- RFP Implementation Guide
- Proposal Evaluations
- Status of Initiatives
- Actions Needed

MSC S&C Team

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- Responsibilities
  - Model RFP Management & Development
  - Configuration Management
  - Pilot Program Management
  - Implementation & Lesson Learned
  - USACE & Industry Coordination
  - STAY THE COURSE!!
  - Other (PMP, VE/VM, Cost Analysis, TOC, Technical Coord, Implementation Guidance, Consistency, Commo….)

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The Model RFP…

Time, Cost, Quality?

- Model RFP Objectives for Time, Cost and Quality:
  - Aggressive Time goals established
  - 15% reduction in cost over the existing design criteria and USACE processes up front in the programming *(20% reduction in facility cost)*
  - The primary factor in the competition is to maximize quality within the time and cost constraints
  - Phase II Evaluation Factors, C/T/Q

The Model RFP… What It does!

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- Consistency via RFP throughout the Army
- Sets the baseline F / O / T Standards
- Sets ambitious Schedule & Budget
- Evaluates on Quality received
- Performance based
- Maximize flexibility/ minimize proposal efforts
- Tailored for site/project specific requirements
- Provides for Life Cycle Cost, Maintainability, Durability, ATFP, Energy Efficiency, and Sustainability in evaluation factors

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The Model RFP…

What It does NOT do!

- Allow the modification of any Functional, Operational, or Technical criteria by local District or Installations.
- Allow for Front or Back-end changes
- Prescriptive additions without prior approval / funding.
- Limit the reduction in Time or Cost….or reduce the Quality.
- Prohibit innovation or fine tuning

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What happens after Award?

Streamlined:

- Design After Award
  - DOR vs Contractor vs USACE
  - Design Review Process and Options
  - Level of Design Detail
  - Release for Construction
  - Site Specific Coordination
- QCS, Schedules, Submittals, Environmental….
- CQC, Temp Const Facilities, Closeout Submittal….

See Field Guide to MT on FTP Site

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MT Model RFP….

Myths!

RFP was written by a HQ Architect & VE Contractor.

No Type V (Wood) on my Installation!!

Quality is going to be less!

Installation Design Guides are not included!

Life Cycle Cost is not considered over First Cost?

RFP doesn't meet EPAC Law and Energy/Sustainability is sacrificed!

The Steel Network

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Old Dominion University – Quad Housing

- 2 Buildings - 4 Story Structure
- Original Design was CMU
- Hollow-Core Plank Floor System
- Value Engineering discovered significant savings potential
- ***30 % savings*** using the CFS bearing wall systems
- Foundation requirements were lightened
- Proj***ect completed ahead of sch***

Status of the Model RFP

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- Updated & Posted regularly
  (ftp.usace.army.mil/public/hqusace)
- Approved by PARC & OC (June 06)
- BIG ISSUES
  - IDS/IDG (Preferences vs. Requirements)
  - Consistency in Application

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Pilots & Lessons Learned

- Pilots
  - FT Campbell, FT Bliss, Ft Carson, Ft Riley
- Model RFP LL
  - State of the Art (DBIA!!)
  - Pilot Projects Status
- Corporate Lessons Learned
  - Performance vs Prescriptive
  - Culture/Perceptions
  - Consistency
  - Quality Drivers Inherent

Comparison

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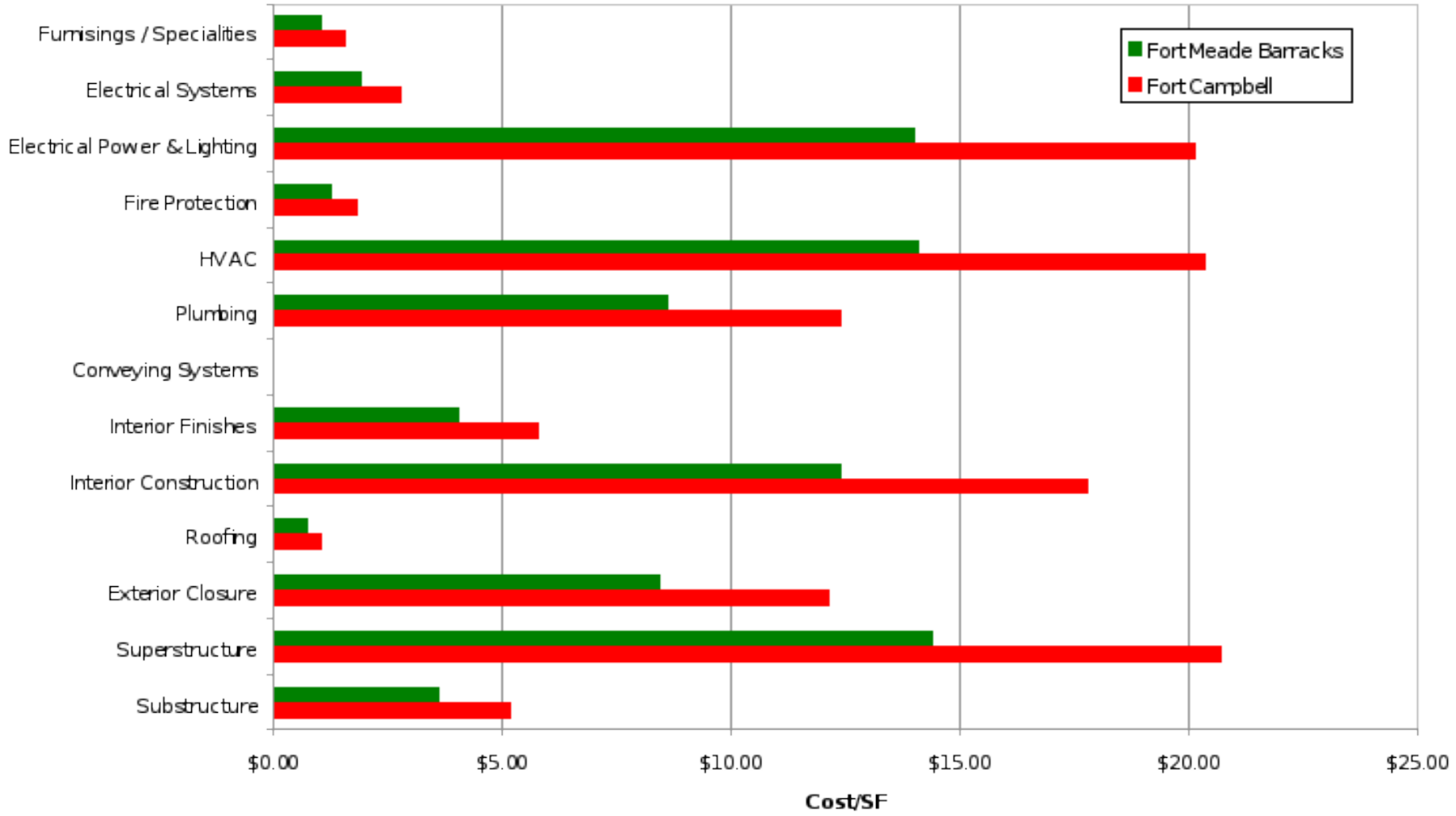
Building Systems Costs



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- RFP Intent
  - MT RFP Wizard
- Contract Line Item Schedule
- Roles and Responsibilities
  - ACSIM (*Assistant Chief of Staff for Installation Management)* – *THE CUSTOMER*
  - IMA (*Installation Management Agency)*
  - Installation
  - PEO (*Program Executive Office)*
  - COS (*Centers of Standardization)*

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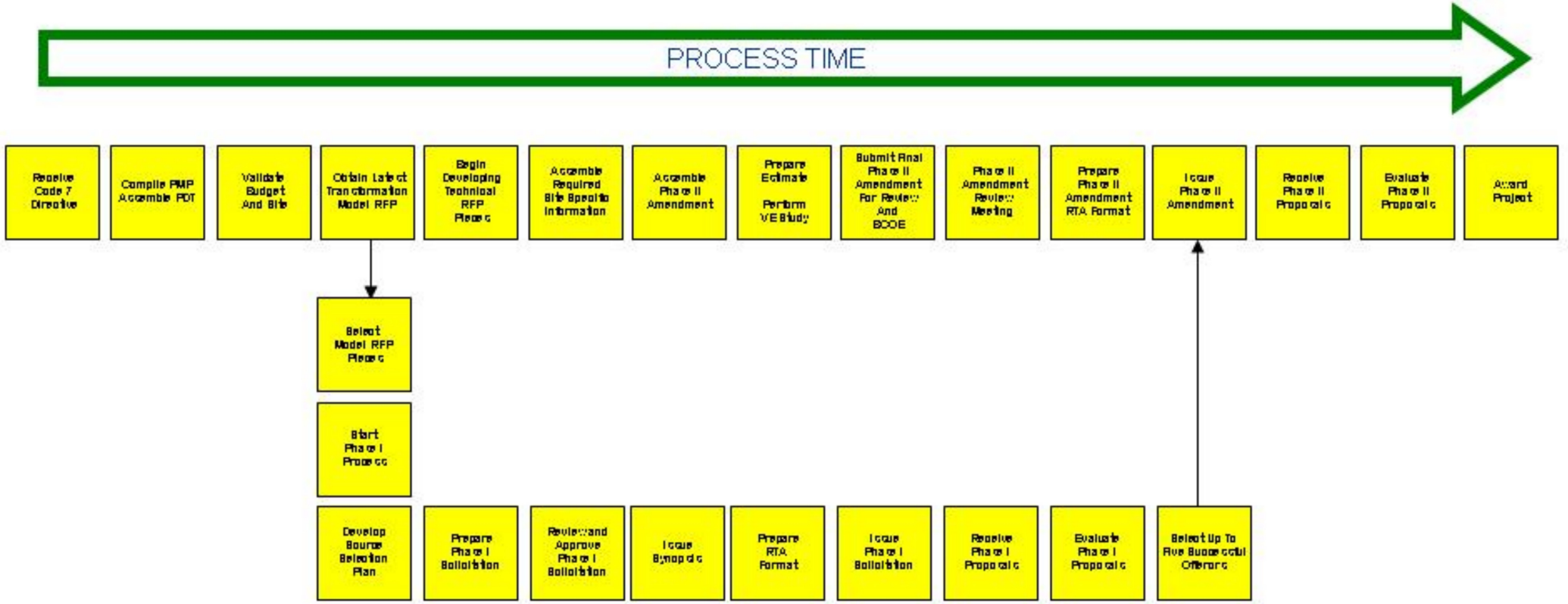
- Process Flow Timelines
  - Simplified Overview

MILCON TRANSFORMATION MODEL RFP PRE-AWARD PROCESS

SIMPLIFIED OVERVIEW

TWO-PHASE PROCESS


PROCESS TIME
Receive Code 7 Directive
Compile PMP Assemble PDT
Validate Budget And Site
Obtain Latest Transformation Model RFP
Begin Developing Technical RFP Pieces
Assemble Required Site Specific Information
Assemble Phase II Amendment
Prepare Estimate
Perform VE Study
Submit Final Phase II Amendment For Review And BCOE
Phase II Amendment Review Meeting
Prepare Phase II Amendment RTA Format
Issue Phase II Amendment
Receive Phase II Proposals
Evaluate Phase II Proposals
Award Project
Select Model RFP Pieces
Start Phase I Process
Develop Source Selection Plan
Prepare Phase I Solicitation
Review and Approve Phase I Solicitation
Issue Synopsis
Prepare RTA Format
Issue Phase I Solicitation
Receive Phase I Proposals
Evaluate Phase I Proposals
Select Up To Five Successful Offerors

EVENT

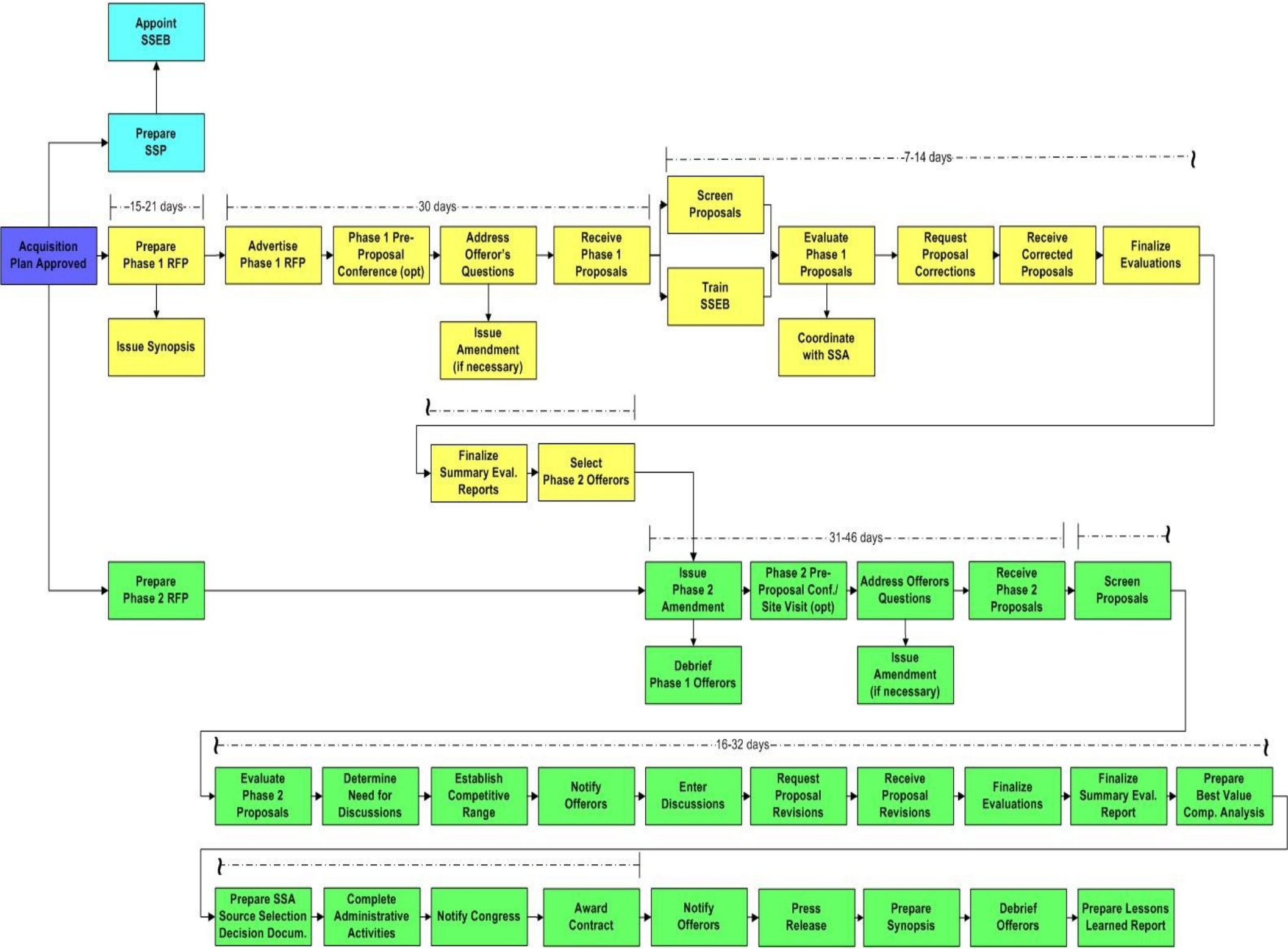
RFP = Request for Proposal
RTA = Ready to Advertise

Note:

Overview Chart Is Meant to Illustrate the Parallel Activities and Project Progress Possible Utilizing a Two-Phase Procurement Process.

Process Flow Timelines

- Expanded Overview
  - 99-143 days from start of Phase 1 RFP to Conctract Award


Appoint SSEB
Prepare SSP
Acquisition Plan Approved
15-21 days
Prepare Phase 1 RFP
Issue Synopsis
30 days
Advertise Phase 1 RFP
Phase 1 Pre-Proposal Conference (opt)
Address Offeror's Questions
Issue Amendment (if necessary)
Receive Phase 1 Proposals
7-14 days
Screen Proposals
Train SSEB
Evaluate Phase 1 Proposals
Coordinate with SSA
Request Proposal Corrections
Receive Corrected Proposals
Finalize Evaluations
Finalize Summary Eval. Reports
Select Phase 2 Offerors
Prepare Phase 2 RFP
31-46 days
Issue Phase 2 Amendment
Debrief Phase 1 Offerors
Phase 2 Pre-Proposal Conf./ Site Visit (opt)
Address Offerors Questions
Issue Amendment (if necessary)
Receive Phase 2 Proposals
Screen Proposals
16-32 days
Evaluate Phase 2 Proposals
Determine Need for Discussions
Establish Competitive Range
Notify Offerors
Enter Discussions
Request Proposal Revisions
Receive Proposal Revisions
Finalize Evaluations
Finalize Summary Eval. Report
Prepare Best Value Comp. Analysis
Prepare SSA Source Selection Decision Docum.
Complete Administrative Activities
Notify Congress
Award Contract
Notify Offerors
Press Release
Prepare Synopsis
Debrief Offerors
Prepare Lessons Learned Report

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- Solicitation Development Guidance
  - Cost Validation
  - Site Characterization and Validation
  - Typical Engineering Design Products Required
    - Topographic survey
    - Subsurface characterization
    - Utility connections
    - Hazardous materials surveys
    - As-built information
    - Environmental constraints

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- Typical Engineering Design Products Required (cont.)
  - Completed environmental documentation
  - Traffic impact analysis
  - Historical or archeological resource analyses
  - Site boundary determination
  - Land use plan
  - Depiction of architectural theme

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- Typical Engineering Design Products ***Not*** Required
  - Site development plans
  - Floor plans and elevations
  - Engineering analyses and systems/materials selections
  - Installation design guides
  - Installations technical guides

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- RFP Section Instructions
  - 00100 / Instructions to Offerors
  - 00110 / Phase 1 of 2-phase Approach
  - (00111 / One-step approach)
  - 00120 / Phase 2 of 2-phase Approach
  - 00600 / Representations and Certifications
  - 00700 / Contract Clauses
  - 00800 / Special Contract Requirements

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RFP Section Instructions (*cont.)*

- 01010 / Statement of Work
  1. Project Objectives
  2. Scope
  3. Functional and Area Requirements
  4. Applicable Criteria
  5. General Technical Requirements
  6. Project Specific Requirements

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RFP Sections Instructions (*cont.)*

- ***No Editing Allowed:***
  - 01012 / Design After Award
  - 01312 / Quality Control System
  - 01320 / Project Schedule
  - 01330 / Submittal Procedures
  - 01355 / Environmental Protection
  - 01780 / Design-Build Closeout Documentation

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RFP Sections Instructions (*cont.)*

- ***Editing Allowed:***
  - 01451 / CQC
  - 01500 / Temporary Construction Facilities
  - Appendices (project specific)

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- Proposed Changes to the Model
- Requested Deviations to the Model

Evaluation Guide

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- Purpose
- 2-Phase Design Build vs. One-Step
- Performance Based Criteria
- De-Emphasis of Cost
- Fixed Evaluation Factors
- Source Selection Plan Template

Evaluation Guide

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- Narrative of Process Steps
  - SSP and Appointing the SSEB
  - Phase 1 *(IAW FAR 36.303-1)*
  - Phase 2

Status of Initiatives

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- Configuration Management (Aug 06)
  - ProjNet Tools (CCR, CMS, SCP, DQLL, BID, FILER)
- ECB for Implementation Guides (Aug 06)
  - Implementation/Evaluation/Administration
- MT RFP Wizard (Aug 06)
  - FT Riley Project as Beta Test
- Training Plan (Aug 06)
  - Integrated into PROSPECT Courses
  - Road Show Plan
  - SWD Pilot for Construction Admin Training

Action Needed

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- Emphasis on Intent
- Consistency in Message & Delivery
- HQ MT Team involvement
- Cooperation in Lessons Learned
  - Active Acceptance and Inclusion
  - Consistent use of Model
  - Population and Use of CMS
  - ***STAY THE COURSE!!***

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